

From: [Moore, Gary](#)
To: ["Tiffany Hogue"](#)
Subject: RE: CES: TCEQ VCP Agreement with CES Griggs Road PRP Group
Date: Thursday, June 18, 2015 10:29:00 AM

Tiffany:

I am not sure if a local ordinance would happen since Houston has a history of not interfering with an owners use of their property. It is important to remember that it is non-residential (commercial/industrial). Obviously, none of us want industrial but commercial may be an option (ie. shopping, etc.). The only thing I can think of is if you could get the Bankruptcy Trustee to file a deed notice on the property for residential land use. Of course, I am not sure if this could be changed by a future owner.

Thanks

Gary Moore
Federal On-Scene Coordinator
U.S. EPA Region 6
214-789-1627 cell
214-665-6609 office
moore.gary@epa.gov



From: Tiffany Hogue [mailto:thogue@organizetexas.org]

Sent: Thursday, June 18, 2015 10:03 AM

To: Moore, Gary

Subject: Re: CES: TCEQ VCP Agreement with CES Griggs Road PRP Group

Thanks so much for this Gary. It's very helpful. I've reached out to TCEQ to start developing relationship but haven't heard anything back.

My understanding for Senator Ellis's communication with them that land use is determined by past use or land use laws. One question I have is whether or not a local ordinance or policy for this track of land now could change/amend the agreement. I don't know if you know, but would love any thoughts on how to get this level of clean up upgraded.

Tiffany Hogue

Texas Organizing Project

www.organizetexas.org

Houston: 2404 Caroline St., Houston, TX 77004; 832.582.0061

Dallas: 1029 North Zang Blvd, Dallas TX 75208; 214.586.0867

San Antonio: 700 South Zarzamora Dr., San Antonio, 78207; [210.900.2901](tel:210.900.2901)

On Thu, Jun 18, 2015 at 9:58 AM, Moore, Gary <Moore.Gary@epa.gov> wrote:

Hello All:

I wanted to pass this along. The EPA portion of the cleanup has been completed and transitioned over to the TCEQ/CES Griggs Road PRP Group. Attached you will find a copy of the TCEQ Voluntary Cleanup Program Agreement with the CES Griggs Road PRP Group. At this time, It is my understanding that the Group is made up only of The Lubrizol Corporation. As you read through the Agreement, you will notice that the agreement is for non-residential (commercial/industrial) use. It is my understanding that TCEQ does not

have the ability to demand residential use as the current use is non-residential. Also, it is my understanding that all industrial permits for the site were vacated so a purchaser would not be able to purchase the property with the existing permits in place requiring them to obtain new permits and I would assume public notice would be required (check with TCEQ).

Thanks

Gary Moore

Federal On-Scene Coordinator

U.S. EPA Region 6

[214-789-1627](tel:214-789-1627) cell

[214-665-6609](tel:214-665-6609) office

moore.gary@epa.gov

